

# Economic Development Presentation

Board of Selectmen

November 5, 2013



# Economic Development

## Area: Tewksbury

- Total 21.1 sq mi (54.5 km<sup>2</sup>)
- Land 20.7 sq mi (53.7 km<sup>2</sup>)

## Population (2010): Tewksbury

- Total 28,961
- Density 1,400/sq. mi (530/km<sup>2</sup>)

# Economic Development

- What is Economic Development
  - Job Creation
  - Private Investment
  - Increase Tax Base

# Employment



# Economic Development

## 2013 Employment

Labor Force and Unemployment Data for Cities and Towns in: Massachusetts Time Frame: August 2013 Not Seasonally Adjusted Data

Area	Labor Force	Employed	Area Rate
Massachusetts	3,529,700	3,287,900	6.8
Middlesex County	853,544	806,651	5.5
Tewksbury	16,794	15,702	6.5

# Economic Development

## Changes in Local Labor Force, 2010 - June 2013

	2010	2011	June	Percent Change,
Community	Annual	Annual	2013	2012 - June 2013
Billerica	22,664	22,530	22,849	0.3%
Chelmsford	18,996	18,946	19,258	0.5%
Dracut	16,829	16,691	16,943	0.5%
Dunstable	1,827	1,831	1,866	0.5%
Lowell	52,527	52,411	53,128	0.6%
Pepperell	6,532	6,459	6,496	-0.1%
Tewksbury	16,560	16,502	16,743	0.5%
Tyngsborough	6,422	6,397	6,453	-0.1%
Westford	12,024	11,934	12,196	0.7%
NMCOG Region	154,381	153,701	155,932	0.5%
Massachusetts	3,469,267	3,456,442	3,528,000	2.4%

# Economic Development

- Types of Businesses


Industry	Average Monthly Employment: 2002	Average Monthly Employment: 2012	Number of Establishments: 2002	Number of Establishments: 2012
Goods Producing Domain				
Total	3,909	1,079	178	134
Construction	1,033	1,015	139	130
Manufacturing	2,876	64	39	4
Service Providing Domain				
Total	11,956	11,797	612	687
Trade, Transportation and Utilities	3,036	3,302	165	160
Information	419	192	10	16
Financial Activities	820	348	54	52
Professional and Business Services	2,582	2,777	142	136
Education and Health Services	2,686	2,662	67	81
Leisure and Hospitality	1,471	1,594	77	92
Other Services	630	620	87	140
Public Administration	312	302	10	10
Total, All Industries	15,865	12,876	790	821

# Economic Development

## Types of Businesses

Description	Number Establishments	Number Employees			Total Wages	Average Monthly Employment	Average Weekly Wages
			Jan	Feb	Mar		
Total, all industries	837	14,479	14,417	14,541	\$263,038,685	14,479	\$1,397
Goods-Producing Domain	154	3,334	3,323	3,308	\$113,535,565	3,322	\$2,629
Construction	126	982	970	966	\$12,766,809	973	\$1,009
Service-Providing Domain	683	11,145	11,094	11,233	\$149,503,120	11,157	\$1,031
Trade, Transportation and Utilities	160	3,197	3,194	3,237	\$29,378,926	3,209	\$704
Information	15	131	134	136	\$3,615,518	134	\$2,075
Financial Activities	52	350	353	352	\$6,108,207	352	\$1,335
Professional and Business Services	137	2,249	2,225	2,232	\$61,970,325	2,235	\$2,133
Education and Health Services	138	2,791	2,778	2,824	\$32,494,024	2,798	\$893



The background of the slide is a faded photograph of a residential street. In the foreground, there is a paved road with a yellow curb. A white mailbox on a post stands on the grass. In the background, a two-story house with a brick chimney and a small porch is visible. The sky is overcast.

# Zoning and Potential Development Parcels

# Economic Development

- Commercial/Industrial Development Parcels

## COMMERCIAL / INDUSTRIAL LOCATIONS

Street #	Address	Description
1	Radcliff Rd	135,500 sf.
3	Radcliff Rd	31,739 sf
836	North St	Various tenant build outs available
1596	Andover St	11.67 acres; permitted for 90,675 sf building in 2000
300/400	Ames Pond Corp. Dr	Construct 180,000 sf of office space; mitigation complete; building permit not applied for
495	Woburn St	100,000-495,000 sf for lease (split b/w Tewksbury & Billerica) 200,000 new construction in Tewksbury
890	East St	27,000 sf for lease
1023/1029	East St	Construct 27,000 sf commercial/industrial
558	Clark Rd	79,070 sf beverage distribution warehouse; 6.8 acres

# Economic Development

- Retail Development

## RETAIL LOCATIONS

345	Main St	2 retail buildings 17,920 sq. ft. and 7,090 sq. ft. and restaurant with drive through 3,500 sq. ft.
0960	Main St	Construct 3,000 sf lending institution w/one drive thru
1777	Main St	84,000 square feet of GLA; the lot is approximately 34 acres
1879	Main St	Floodplain and access issues; 100,724 sq.ft.
2131	Main St	2.5 acres; previously permitted
2230	Main St	Construct retail building 10,000 sf 1st floor/11,000 sf 2nd floor

# 1777 Main Street

**34 ACRES**  
**14 +/- BUILDABLE**





# Fun Land

**2.1 ACRES**  
**1.5 +/- BUILDABLE**





# Simon's Property

**87 ACRES**  
**75 +/- BUILDABLE**





# 300 Ames Pond

**30 ACRES**  
**10-12 +/- BUILDABLE**



# Economic Development

- Zoning Districts

Zoning District	Acres	% Area
Commercial (COM)	480.3	3.55
Community Development (CDD)	67.8	0.50
Farming (FA)	700.0	5.18
Heavy Industrial (HI)	2,155.6	15.94
Limited Business (LB)	5.3	0.04
Municipal (MN)	205.6	1.52
Multi-family (MFD)	318.5	2.35
Multi-family 55 (MFD/55)	70.3	0.52
Park (P)	103.4	0.76
Residential 40 (R-40)	9,392.2	69.44
Transitional (TR)	26.5	0.20



# Economic Development

- Zoning Districts

Type of Zoning District	Acres	% Area
Residential Districts	9848.8	72.81
Protective Districts	1009	7.46
Commercial/ Industrial Districts	2667.7	19.73

\*Note that the Great Swamp is included in the HI District

# Economic Development

- Intensifying Residential Uses 2002-2013 Town Meeting Approved Zoning Changes

Year	Type	From	To	Unit Increase
2002	STM	R40	MFD	16 units on 4 acres
2003	ATM	R40	COM	Retail and 56 unit 40B on 5.28 acres
2005	STM	R40 and HI	MFD	58 units on 8.46 acres
2006	STM	R40	MFD	20 units on 4 acres
2011	ATM	R40 and HI (18.06 ac)	MFD	117 units permitted on 25.56 acres
2013	ATM	R40	MFD	26 units 3.78 acres potential
2013	ATM	HI	R40	4 lots on 6.43 acres

# Tax Base



# Economic Development

Fiscal Year 2013 Tax Classification		
Tax Classification	Assessed Values	Tax Levy
Residential	3,063,903,096	47,306,664
Open Space	0	0
Commerical	375,205,114	9,605,251
Industrial	206,961,040	5,298,203
Personal Property	157,198,370	4,024,278
Total	3,803,267,620	66,234,396

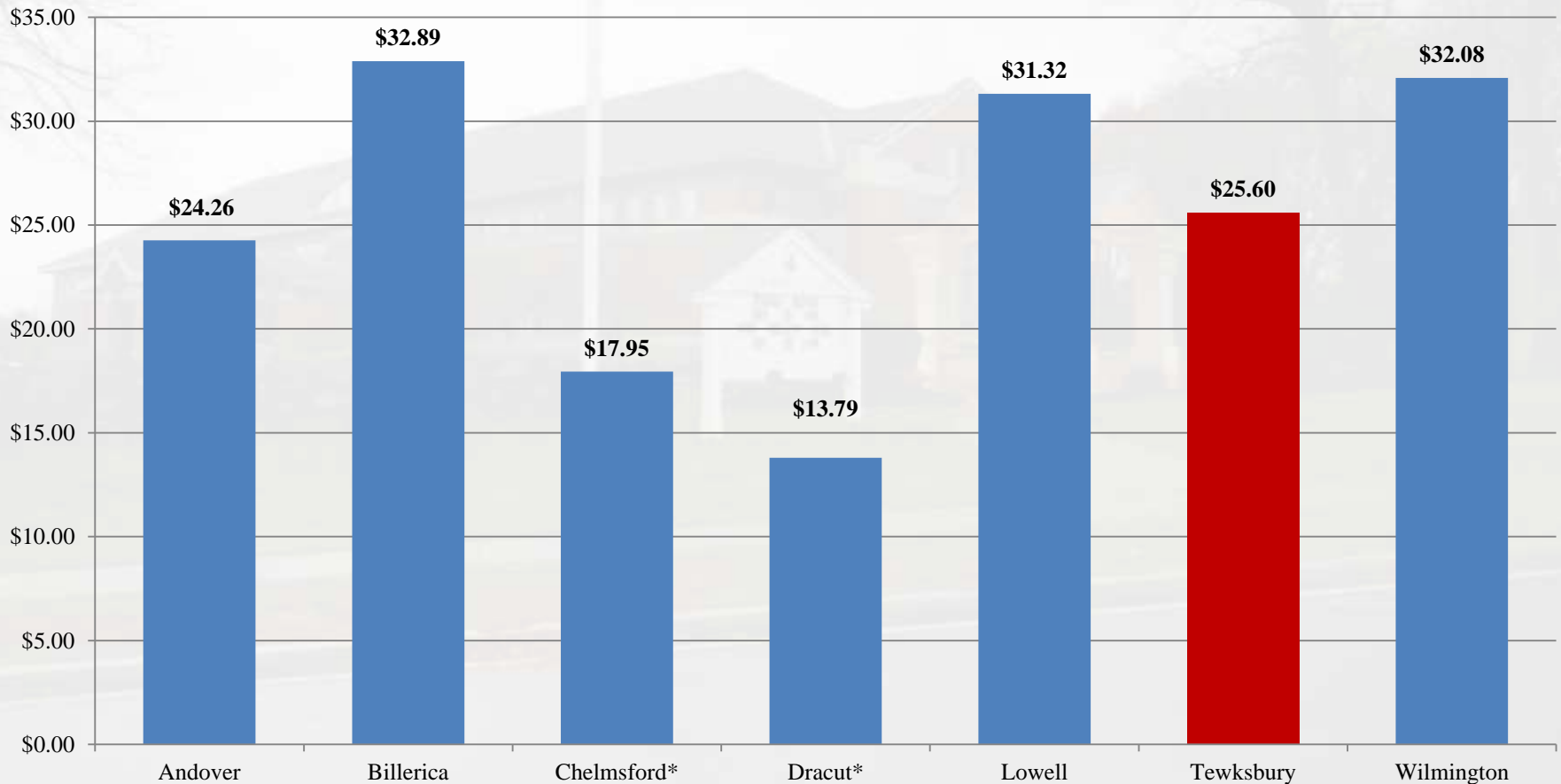
# Fiscal Year 2013 Tax Comparison

	Commerical Tax Rate	Tax Rate Shift
Andover	\$24.26	1.475
Billerica	\$32.89	1.750
Chelmsford*	\$17.95	1.000
Dracut*	\$13.79	1.000
Lowell	\$31.32	1.750
Tewksbury	\$25.60	1.470
Wilmington	\$32.08	1.750

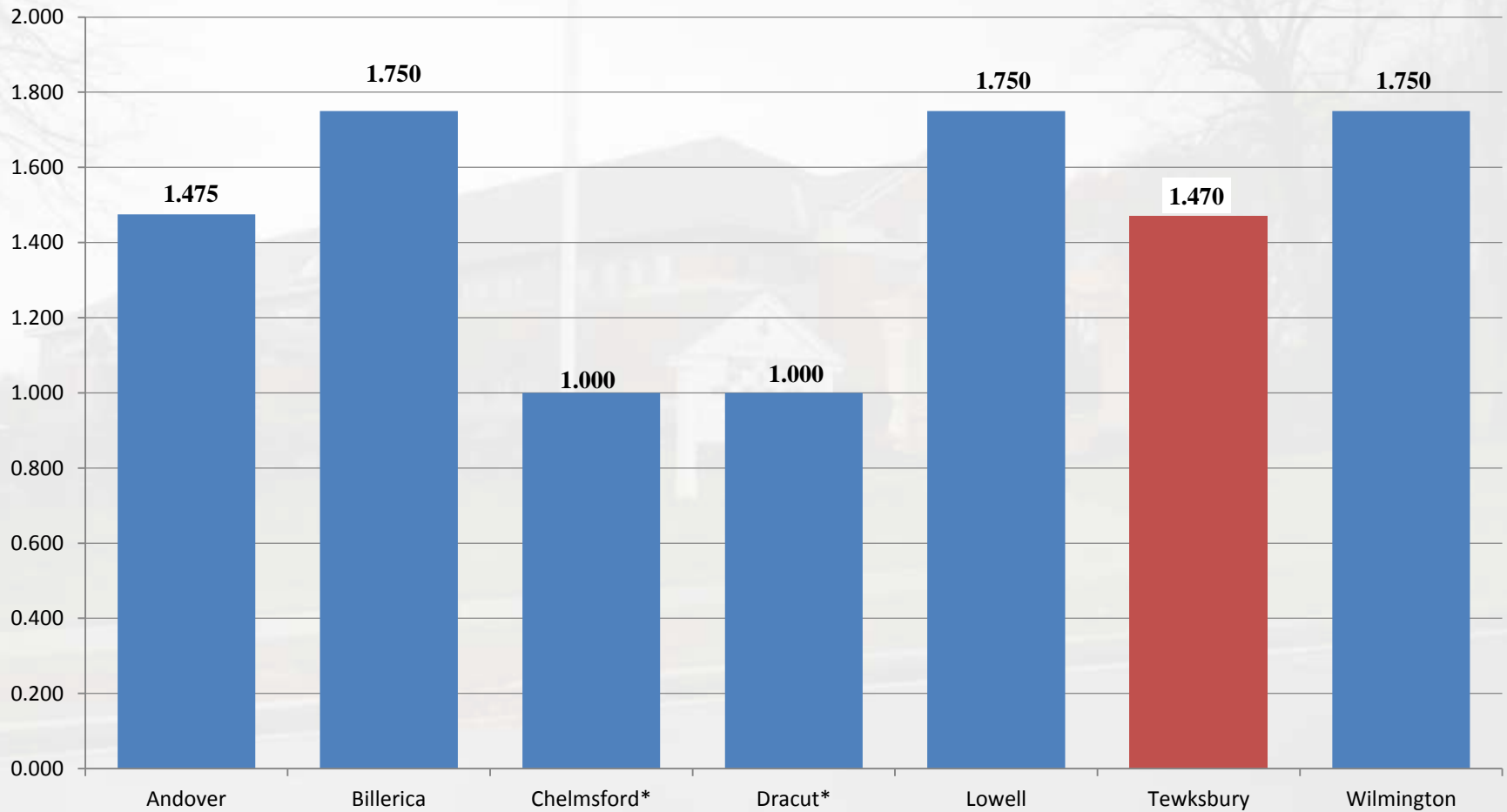
\*Chelmsford and Dracut have a single tax rate

# Regional Tax Rate Comparison

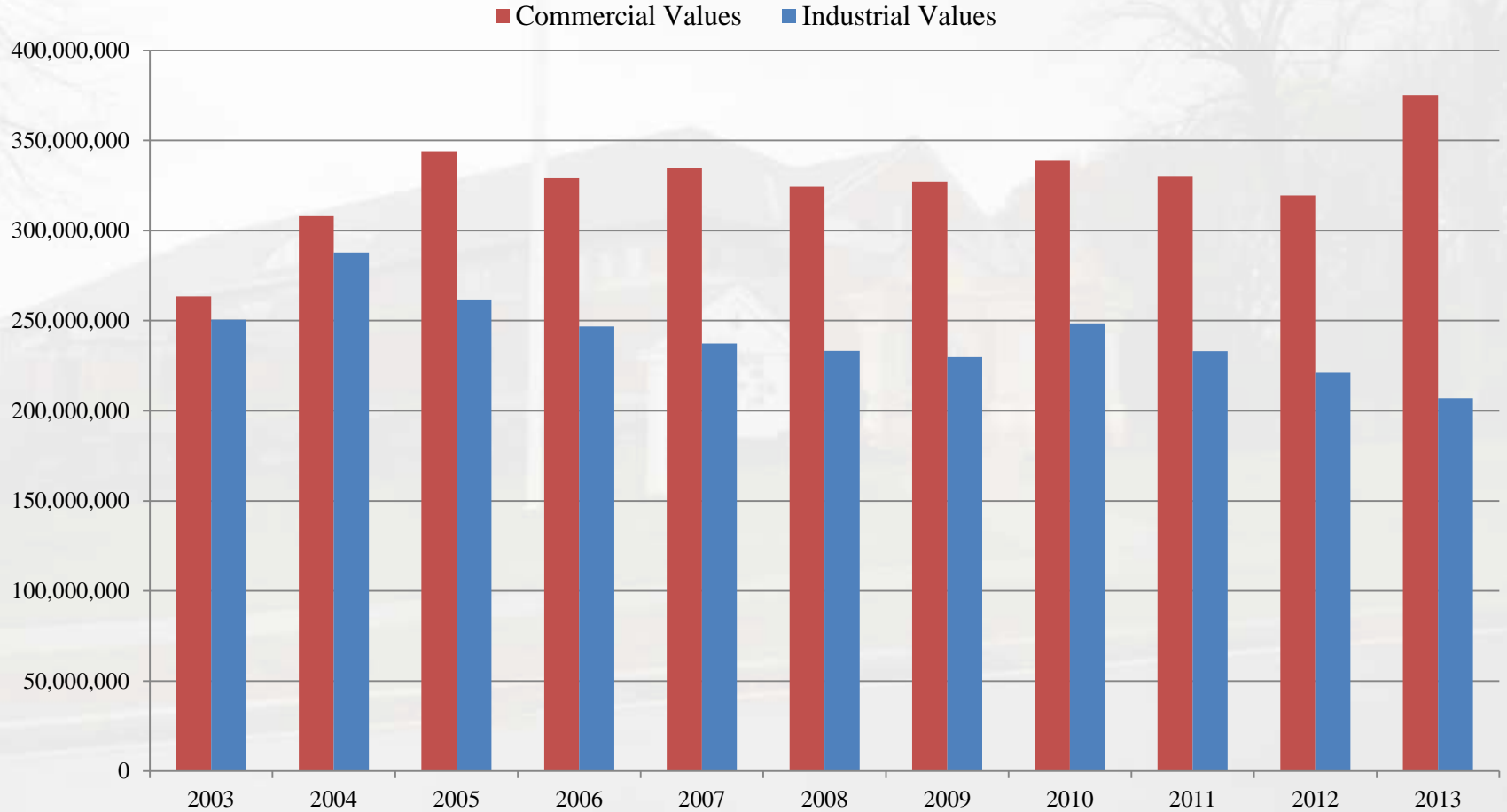
## 2013 Tax Rates



# Regional 2013 Tax Shift Comparison



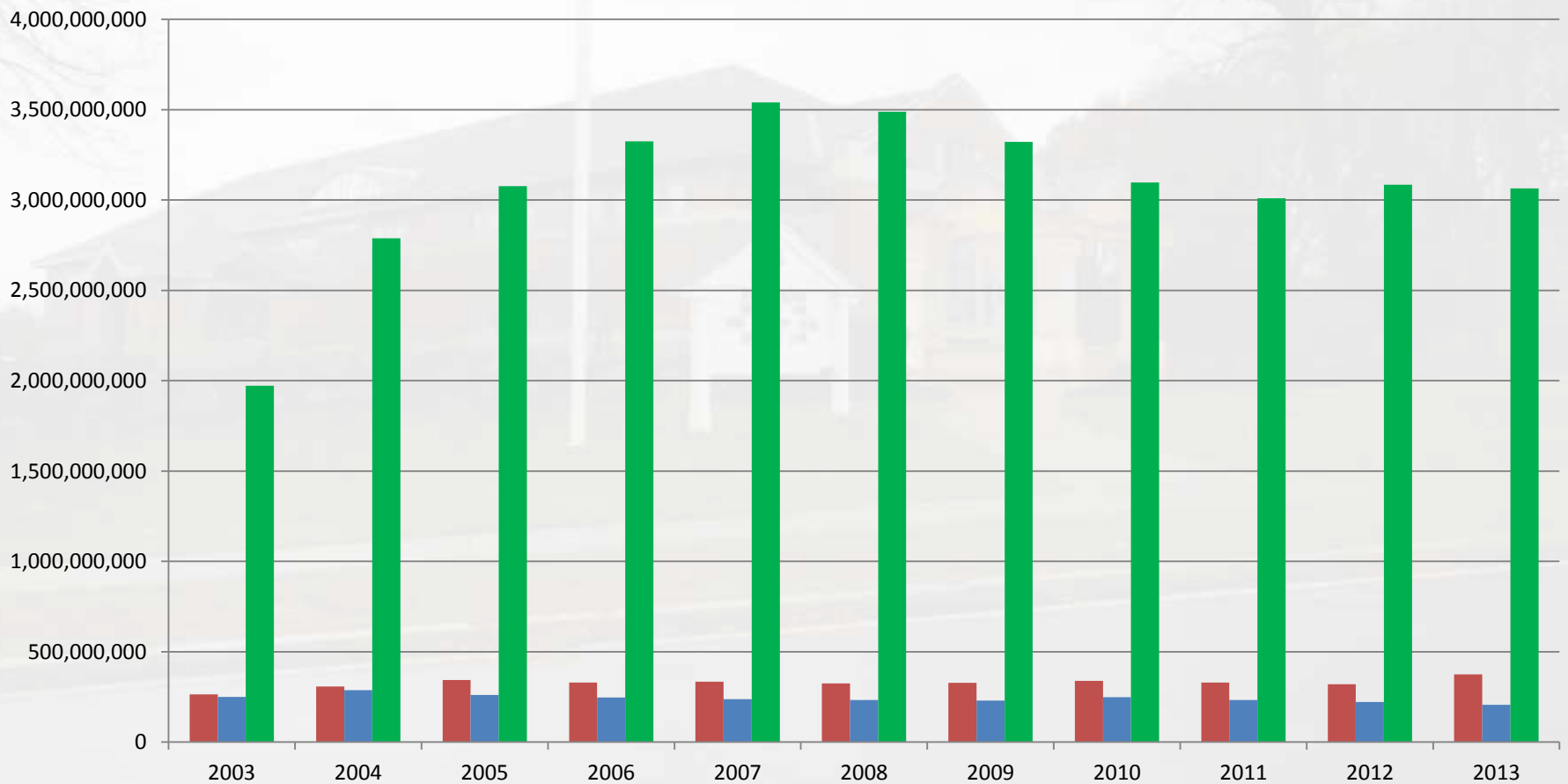
# Commercial Industrial Values





# Tax Base History

Commercial Values Industrial Values Residential Values



# Commercial/Industrial Tax Base Percentage



The background of the slide features a faded photograph of a school campus. On the left, a tall flagpole stands against a light sky. In the center, a large, multi-story brick school building is visible. To the right of the building, there is a small, white, square-shaped structure with a gabled roof, possibly a shrine or a small chapel. The foreground shows a paved road or parking lot with some yellow and white markings. The overall image is semi-transparent, allowing the text to be clearly visible.

# Future Plan

# Economic Development

- Accomplishments

- Creation ETA
- Active EDC
- 43D Zoning
- Developed “Business and Community Guide”
- Development examples: Thermo Fisher

# Economic Development

- What attracts Business Development
  - Location
  - Land Availability
  - Infrastructure
  - Workforce
  - Quality of Life
  - Reasonable Taxes/Fees
  - Reputations as a Business Friendly Community
  - Prompt/Predictable permit process

# Economic Development

- What is the Plan
  - Focus on Route 38
  - Identify Priority sites
  - Identify Zoning and Process changes that could help
  - Improve Marketing